

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****SEPTEMBER 8, 2010**

APPEAL #18926 - Requel George, variance 70-100.2.H to permit maintenance of A/C unit within the required side yard setback; N/side #33 Old Ox Rd., 93.25' E/of Ryder Rd., Manhasset, Sec. 3, Blk. 70, Lot 317, R-B District.

APPEAL #18927 - Michael Khin, variances 70-50.C, 70-100.2.A(2), 70-100.2.H & 70-101.B to permit the maintenance of a one story addition & an open portico within the required front yard setback, maintenance of a fence within a front yard & an A/C unit within the required side yard setback; W/side #50.A Hillview Ave. 1,063.02' N/of Mallon Ave., Port Washington, Sec. 5, Blk. D, Lot 924, R-C District.

APPEAL #18928 - Joanna Scobbo, variances 70-50.C, 70-101.B, 70-208.F to permit the additions & alterations, and open porch, to a non-conforming dwelling with insufficient front yard setback; S/E/cor. #26 Highland Ave. & Orchard St., Port Washington, Sec. 6, Blk. 9, Lots 656-659, R-C District.

APPEAL #18929 - Jarrett Roth, variance 70-100.2A the erection of a fence exceeding the permitted height; E/side #31 Field La., 545' N/of I.U. Willets Rd., Roslyn Heights, Sec. 7, Blk. 168, Lot 6, R-AA District.

APPEAL #18930 - Francisco Jin, variance 70-19.B to maintain the addition & alterations to a dwelling exceeding the permitted gross floor Area; W/side #34 Hemlock La., 201.55" N/of I.U. Willets Rd., Roslyn Heights, Sec. 7, Blk. 168, Lot 28, R-AA District.

APPEAL #18931 - Hamilton Shay/Nicole Palumbo, Esq. variances 70-49.C & 70-208.F to permit the two-story & second floor addition & alterations to a non-conforming dwelling exceeding the permitted gross floor area; S/E.cor. # 420 Leonard Blvd. & West End Ave., New Hyde Park Sec. 8, Blk. 176, Lots 87-90, R-C District.

APPEAL # 18932 - Lyju Oomen/Farhad Tehrani, P.F., variance 70-29 to permit the maintenance of a single family dwelling exceeding the permitted gross floor area; W/side #21 Crest Rd., 74.26' N/of Lake Dr., New Hyde Park, Sec. 8 Blk. 239, Lot 2. R-A District.

APPEAL #18933 - Life's WORC/Neil Schweifel, variances 70-48, 70-49.C, 70-50.A, 70,52, 70-100.2H, 70-208.F to permit the additions & alterations to a non-conforming dwelling exceeding lot coverage & floor area, with insufficient front yard setback & the installation of a generator & A/C units with insufficient rear yard setbacks; S/side #11 Walker Pl., 100' W/of Willis Ave., Albertson, Sec. 9, Blk. 65-2, Lot 1275-1277. R-C District.

APPEAL #18934 - Joseph Lener, variance 70-100.2H to permit the maintenance of an A/C unit within the required side yard setback; S/side #18 Daley St., 347.08' N/E of Yorkshire Rd., New Hyde Park, Sec. 9, Blk. 513, Lot 30, R-C District.

APPEAL #18935 - Avelino DeSusa, variances 10-19.B & 70-22.3.A to permit the maintenance of a dwelling exceeding the gross floor area & projecting into the sky exposure plane; S/side #18 Arbor La., 228' W/of Schoolhouse La., Roslyn Heights, Sec. 9, Blk. 541, Lot 11, R-AA District.

APPEAL #18936 - Michael Harrison, variances 70-100.2.H, 70-100.2A(2&4), 70-229.A to permit the

maintenance of an A/C unit within the required front yard setback & a fence exceeding the permitted height within a front yard; S/E/cor. #50 Sugar Maple Dr. & Albertson, Ave., Searingtown, Sec. 9 Blk. 639. Lot 13, R-A District.

APPEAL #18937 - Rob's Yogart 2-Plandome Inc./Jojule Realty Corp., conditional use 70-126.F & variances 70-103.A&F & 70-208.F to permit the use of a portion of a non-conforming commercial building for use as a restaurant with insufficient off-street parking & loading; E/side #432-444 Plandome Rd., 50.16' N/of Orchard St., Manhasset, Sec. 3, Bk. 71, Lot 102, B-A District.

APPEAL #18938 - James Lerner, AIA/Iglesia Evangelica Apostoles Y Profetas (Church), variance 70-195.14.A.D.E, 70-103.A,B,F,M. 70-203.G,Q , 70-208.F & 70-231 to permit the change of occupancy of a mixed-use building consisting of a place of assembly & residential use, not in accordance with the guidelines set forth in the New Cassel Urban Renewal Plan. Not in compliance with the required off-street parking standards, loading zone, buffer zone, and the extension of a non-conforming building; S/E/cor. #81 Prospect Ave. & Sherman St., Westbury, Sec. 11, Blk. 89, Lot 87, B-A District.

ADJOURNED CASE:

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APPEAL #18902 - Ray Davoodi/R.Bahary, R.A., variance 70-47.1D, 70-51.A, 70-103.A1 & 70-210.1 to permit the subdivision of a lot not in compliance with the required lot width, insufficient side yard setback and off street parking, W/side #16 Shafter Ave., 300' N/of McKinley Ave., Albertson, Sec. 9, Blk. 55, Lots 830-831, R-C District.